



## 2201 32 Street SW, Calgary, Alberta - \$815,000



Main Photo

### Property Description

NOW SELLING - 3 STORY LUXURY TOWNHOMES | 4 UNITS AVAILABLE | UNDER CONSTRUCTION IN KILLARNEY!

Proudly built by Mainstream Developments, these stunning three-storey townhomes offer the perfect blend of luxury, function, and location. Situated on a quiet, tree-lined street in the highly desirable inner-city community of Killarney, each unit features 3 above grade levels, a fully finished basement, rooftop patio, and over 2,200 sq ft of developed living space.

The open-concept main floor showcases modern finishes including wide luxury vinyl plank flooring, a gas fireplace, and a chef-inspired kitchen with quartz countertops, full height kitchen cabinets and a gas stove. On the second floor, you'll find two spacious bedrooms, each with its own full bathroom, custom closets plus a full laundry area. The third floor is dedicated to a luxurious primary suite, complete with a large walk-in closet, a spa-like ensuite, and access to your private rooftop patio—perfect for entertaining or unwinding with city views. The basement comes fully finished with a spacious Rec Room, a Wet Bar perfect for entertaining, a large bedroom and a full 3pc bathroom.

With construction well underway, this is your opportunity to secure a brand-new luxury townhome in one

of Calgary's most sought-after neighbourhoods. Perfectly situated steps away from parks, schools and more. For leisure the Shagnappi Golf Course, Killarney Rec Centre and 17th Avenue's dining & shopping scene is just minutes from your door! Presales available now—don't miss out! \*Interior photos are for illustration purposes only, finishes may vary.

## REALTOR Referral

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